

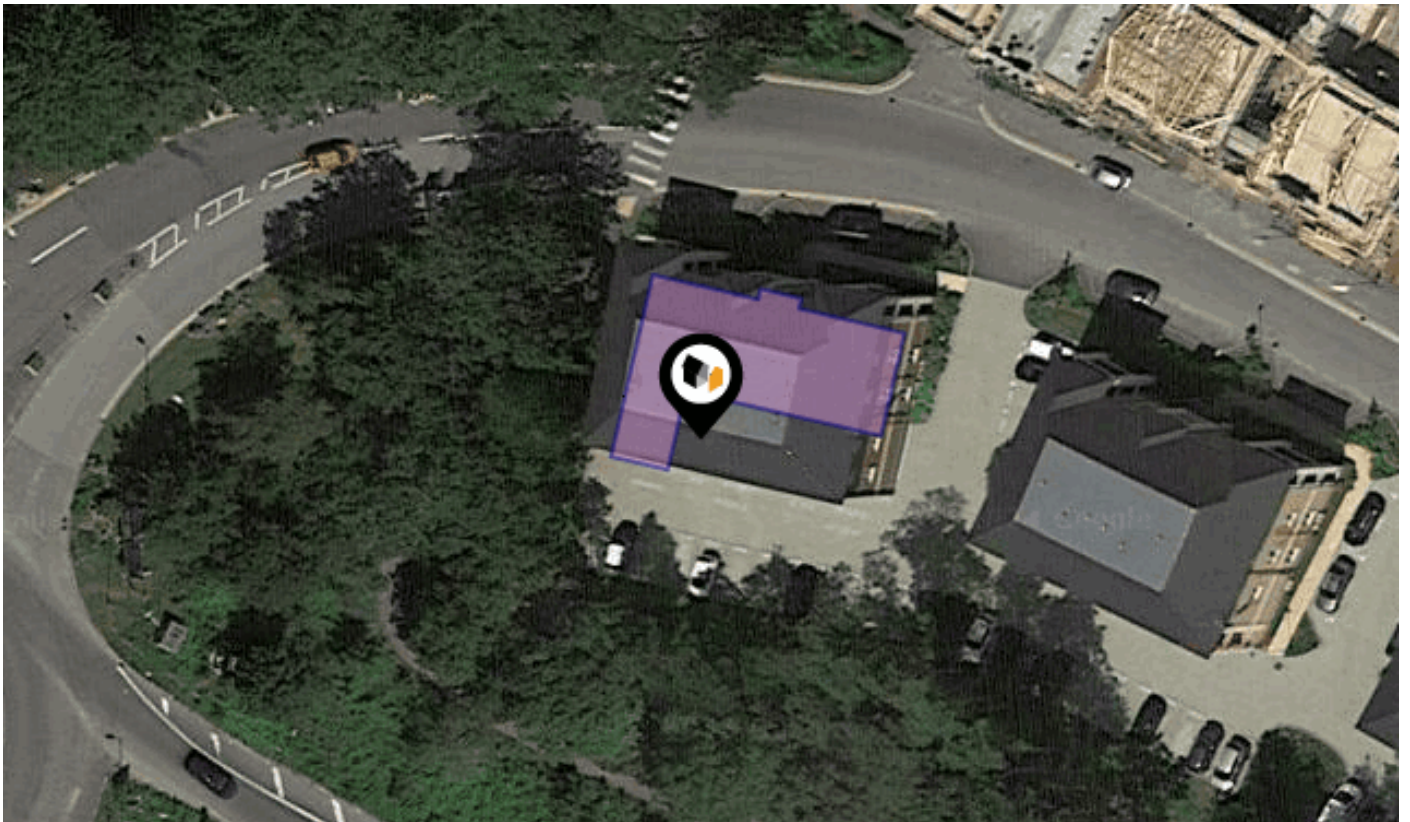


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 20th December 2024



**4 CRANE HOUSE, HURST AVENUE, BLACKWATER,
CAMBERLEY, GU17 9AJ**

Avocado Property

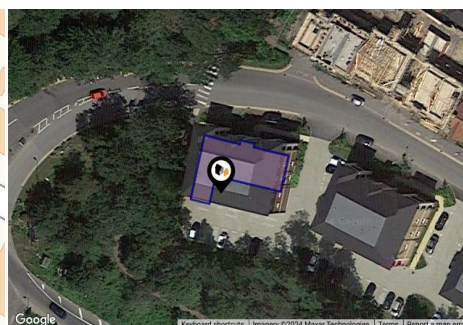
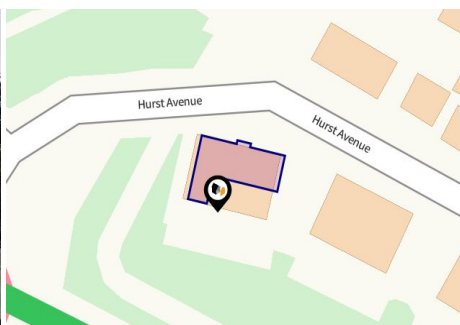
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Property Overview



Property

Type:	Flat / Maisonette	Last Sold Date:	26/04/2021
Bedrooms:	0	Last Sold Price:	£222,000
Floor Area:	495 ft ² / 46 m ²	Last Sold £/ft ² :	£448
Plot Area:	0.06 acres	Tenure:	Leasehold
Year Built :	2019	Start Date:	16/05/2019
Council Tax :	Band B	End Date:	01/08/3017
Annual Estimate:	£1,691	Lease Term:	999 years from 1 August 2018
Title Number:	HP833678	Term Remaining:	993 years
UPRN:	10093264957		

Local Area

Local Authority:	Hart
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds

(Standard - Superfast - Ultrafast)

1	80	940
mb/s	mb/s	mb/s

Mobile Coverage:

(based on calls indoors)



Satellite/Fibre TV Availability:



Property

EPC - Certificate



4 Crane House, Hurst Avenue, Blackwater, GU17 9AJ

Energy rating

B

Valid until 04.04.2029

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property

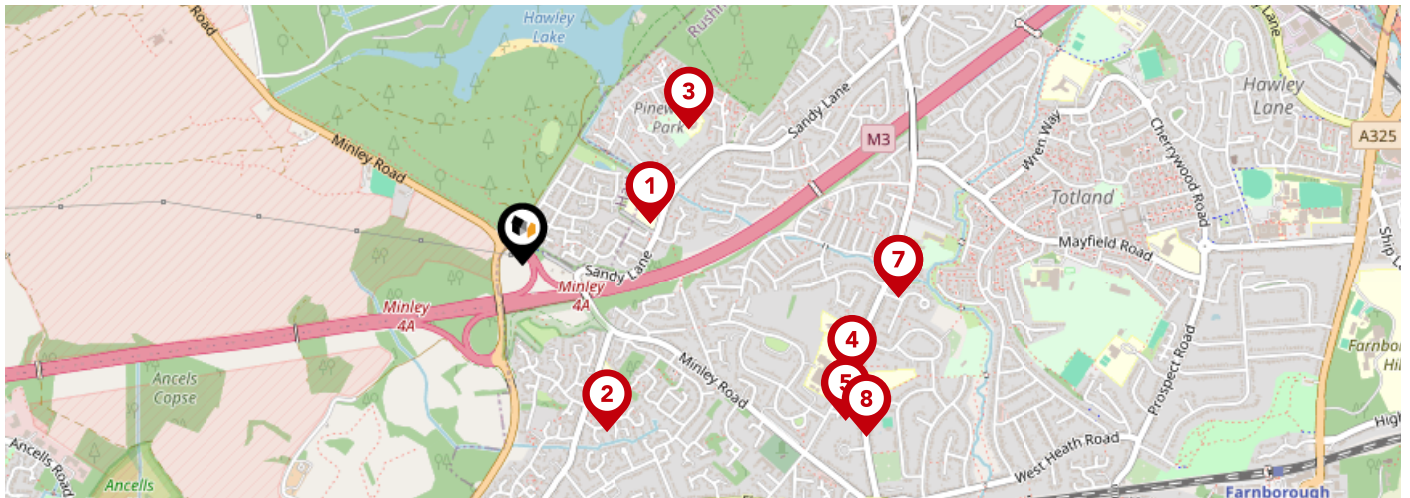
EPC - Additional Data



Additional EPC Data

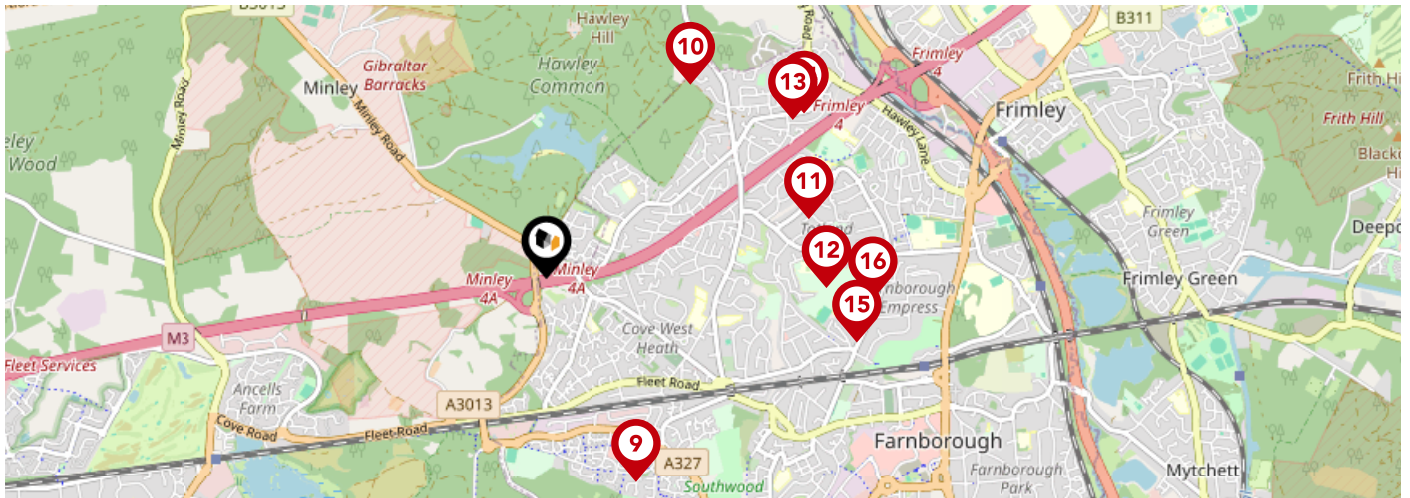
Property Type:	Flat
Build Form:	Detached
Transaction Type:	New dwelling
Energy Tariff:	Standard tariff
Main Fuel:	Mains gas - this is for backwards compatibility only and should not be used
Floor Level:	Mid floor
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Average thermal transmittance 0.25 W/m ² K
Walls Energy:	Very Good
Roof:	(other premises above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Average thermal transmittance 0.16 W/m ² K
Total Floor Area:	46 m ²

Area Schools



		Nursery	Primary	Secondary	College	Private
1	Guillemont Junior School Ofsted Rating: Requires improvement Pupils: 362 Distance:0.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Parsonage Farm Nursery and Infant School Ofsted Rating: Requires improvement Pupils: 211 Distance:0.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Pinewood Infant School Ofsted Rating: Good Pupils: 97 Distance:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cove Infant School Ofsted Rating: Good Pupils: 171 Distance:0.81	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cove School Ofsted Rating: Good Pupils: 979 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Manor Junior School Ofsted Rating: Good Pupils: 327 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Manor Infant School Ofsted Rating: Requires improvement Pupils: 199 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Cove Junior School Ofsted Rating: Good Pupils: 295 Distance:0.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

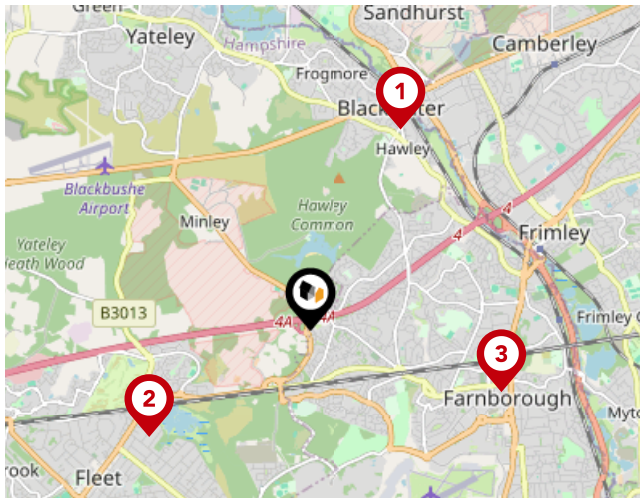
Area Schools



		Nursery	Primary	Secondary	College	Private
9	Southwood Infant School Ofsted Rating: Good Pupils: 124 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Hurst Lodge School Ofsted Rating: Not Rated Pupils: 171 Distance:1.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Grange Community Junior School Ofsted Rating: Outstanding Pupils: 235 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Samuel Cody School Ofsted Rating: Good Pupils: 287 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	The Ferns Primary Academy Ofsted Rating: Serious Weaknesses Pupils: 97 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Bohunt Farnborough Ofsted Rating: Not Rated Pupils: 637 Distance:1.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	St Bernadette's Catholic Primary School Ofsted Rating: Good Pupils: 217 Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Cherrywood Community Primary School Ofsted Rating: Good Pupils: 180 Distance:1.52	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

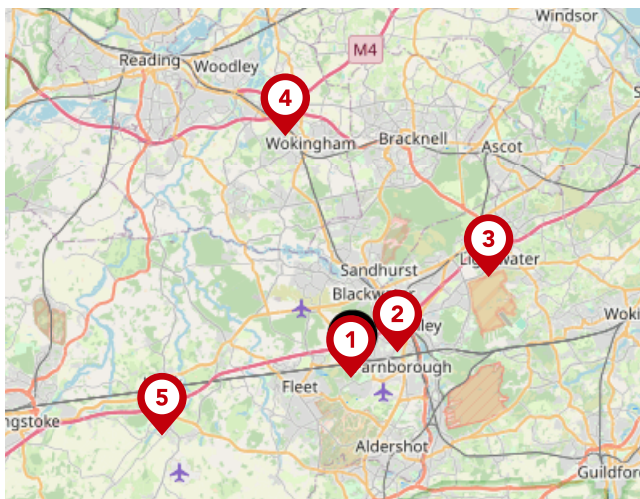
Area

Transport (National)



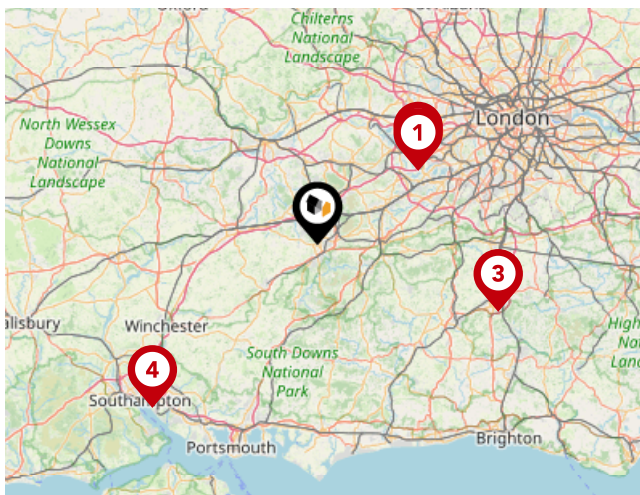
National Rail Stations

Pin	Name	Distance
1	Blackwater Rail Station	2.04 miles
2	Fleet Rail Station	1.8 miles
3	Farnborough (Main) Rail Station	1.85 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M3 J4A	0.19 miles
2	M3 J4	1.81 miles
3	M3 J3	6.17 miles
4	M4 J10	9.12 miles
5	M3 J5	7.49 miles

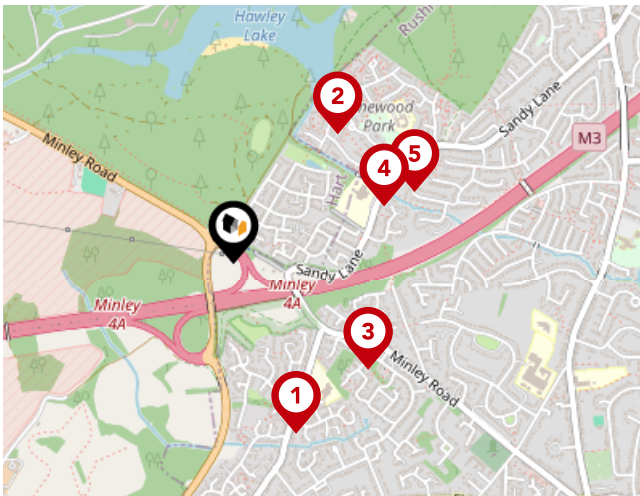


Airports/Helipads

Pin	Name	Distance
1	Heathrow Airport Terminal 4	18.47 miles
2	Heathrow Airport	18.9 miles
3	Gatwick Airport	28.63 miles
4	Southampton Airport	34.66 miles

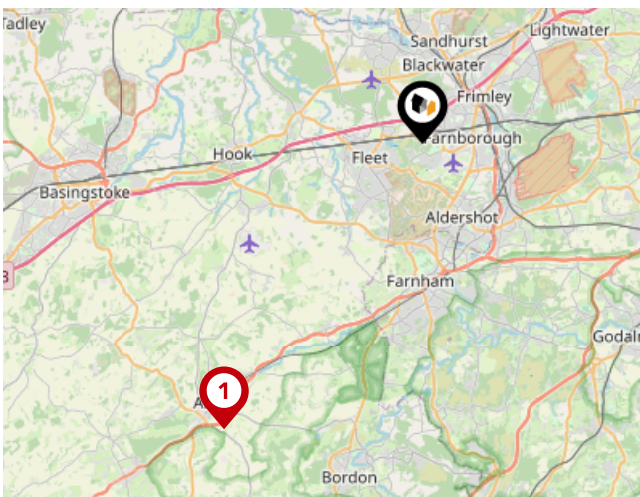
Area

Transport (Local)



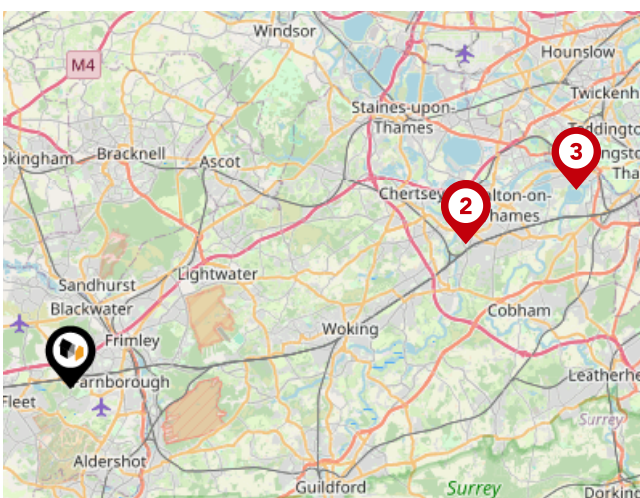
Bus Stops/Stations

Pin	Name	Distance
1	Juniper Road	0.42 miles
2	Bartons Way	0.39 miles
3	Nightingale Close	0.4 miles
4	Pinewood School	0.38 miles
5	Hill Corner Farm Park	0.45 miles



Local Connections

Pin	Name	Distance
1	Alton (Mid-Hants Railway)	12.9 miles



Ferry Terminals

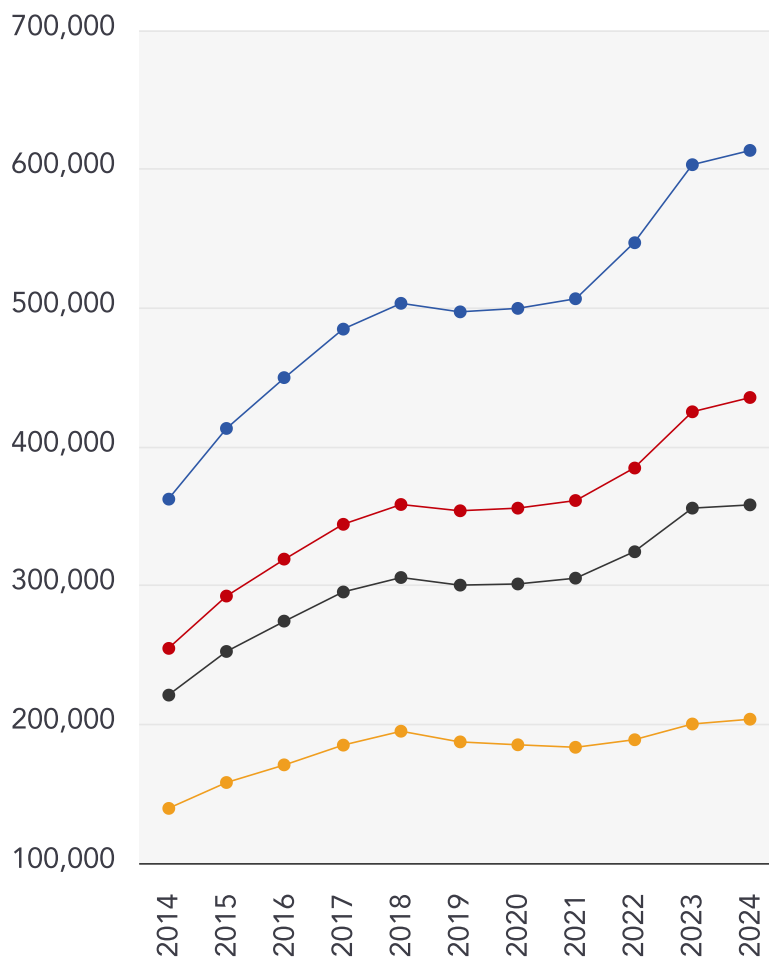
Pin	Name	Distance
1	Shepperton Ferry Landing	15.6 miles
2	Weybridge Ferry Landing	15.6 miles
3	Moulsey - Hurst Park Ferry Landing	20.1 miles

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in GU17



Detached

+69.38%

Semi-Detached

+70.98%

Terraced

+62.02%

Flat

+46.1%

Avocado Property

About Us



Avocado Property

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Our clients all get direct access to business partners who live locally and are part of their local community. We work with local businesses to help promote their companies free of charge and we give back to teachers, nurses and armed forces servicemen/women.

We are passionate about changing the industry, passionate about helping people move on to the next chapter in their lives and passionate about property.

Avocado Property

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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